

The meeting was called to order at 7:00 p.m. by Mayor Bill Seuell. Also present were Councilmembers Robert Jurca, Kay Carlquist, Jim Berger and Mary Cooper, along with City Manager Lanny Sloan. City Attorney Mike Schottelkotte was absent. A meeting notice was posted in the south window at City Hall at least twenty-four hours prior to the meeting.

Pledge of Allegiance

The Mayor led everyone present in the Pledge of Allegiance.

Changes to the Agenda

There were no changes to the Agenda.

Minutes

It was moved by Councilmember Jurca and seconded by Councilmember Berger to approve the minutes of the June 19, 2007 meeting as submitted by the Clerk. All in favor, motion carried.

Citizen Comments

There were no comments.

Appointment of Delta Housing Authority Representative

Mayor Seuell stated that Councilmember Carlquist had volunteered to serve as Council representative on the Delta Housing Authority Board. He asked for a motion formally approving Ms. Carlquist's appointment.

It was moved by Councilmember Berger and seconded by Councilmember Jurca to appoint Councilmember Kay Carlquist as the Council's representative to the Delta Housing Authority Board and to the Delta County Housing Task Force. All in favor, motion carried.

Delta Urban Renewal Authority: Lease of Visitors' Center (301 Main) to Delta Area Chamber of Commerce

Manager Sloan asked for Council's direction concerning the finalization of the lease of the Visitors' Center at 301 Main to the Delta Area Chamber of Commerce.

It was moved by Councilmember Berger and seconded by Councilmember Cooper to instruct staff to bring a 20-year lease between the Delta Urban Renewal Authority and the Delta Area Chamber of Commerce for the Visitors' Center to the next Council meeting for action by the DURA Board. All in favor motion carried.

2007 Concrete Replacement Project Bids

Public Works Director Jim Hatheway explained that the 2007 Concrete Replacement Project is an on-going effort to replace existing concrete infrastructure in the City. The project was expanded in 2006 by reinstituting the cost-share program in an effort to assist property owners with replacement of deteriorated concrete adjacent to their properties. Sixteen applications were received and approved for participation in the cost-share program.

Two bids were received - \$53,798.50 from C&N Construction of Delta, and \$63,590.90 from BPS Concrete of Grand Junction. The project is budgeted in the City-Wide Capital Improvements Fund for 2007. Staff recommends accepting the low bid from C&N Construction.

Mayer Seuell asked about the nearly \$10,000 difference in the two bids. Mr. Hatheway explained that the difference is largely due to the fact that the Delta firm does not have the same mobilization costs an out-of-town firm does.

It was moved by Councilmember Carlquist and seconded by Councilmember Jurca to award the contract for the 2007 Concrete Replacement Project to C&N Construction of Delta for \$53,798.50. All in favor, motion carried.

City Attorney Comments

The City Attorney was absent.

Regular Meeting, Delta City Council, July 3, 2007 (Cont.)

City Manager Comments

City Manager Sloan mentioned the ribbon-cutting ceremony earlier in the day for the rail project. Mr. Sloan commended Assistant City Manager Steve Glammeyer for his part in the completion of the project and for his able representation of the City at the ribbon-cutting ceremony.

The Manager reported that several Council and staff members attended the Colorado Municipal League annual conference recently.

Councilmember Comments

Councilmember Jurca also reported attending the ribbon-cutting ceremony and the CML conference. He reported attending a session on cooperative purchasing.

Councilmember Carlquist reported on the ribbon-cutting ceremony and also congratulated the Assistant City Manager for his efforts on the rail project.

Councilmember Berger reported on the following meetings:

- Delta County Housing Task Force – learned of the various projects being conducted by the Delta Housing Authority. Mr. Berger noted that this was his last meeting as the City's representative on the Task Force.
- Project 7 monthly meeting – heard a presentation which explored adding an additional five-million-gallon-per-day treatment capacity for the current facility as an alternative to building another facility near Ridgway using Tri-County water.
- Delta Housing Authority Board monthly meeting - approved an application for a grant in the amount of \$131,644 to fund the rehab and down payment assistance programs for 2008 (County-wide); also looking at taking programs outside Delta County; learned that the property on south Pioneer Road earlier identified as a possible site for the workforce housing project will not be available; seven acres of the 16-acre Morfitt parcel on Bluff Street is now being looked at for this purpose.
- CML conference – attended a session on municipal finance, an interbasin water roundtable, a presentation by Russell George of CDOT. Mr. Berger expressed disappointment in the keynote speaker brought in from Excel Energy who encouraged the attendees to watch Al Gore's film.

Councilmember Cooper also attended the CML conference and reported attending many sessions and picking up some useful information.

Executive Session

Manager Sloan requested an Executive Session for the purpose of determining matters subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under CRS 24-6-402(4)(a); or more specifically, to review and discuss the proposed Jennings Landing annexation agreement.

It was moved by Councilmember Berger and seconded by Councilmember Carlquist to convene and Executive Session for the purpose of determining matters subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under CRS 24-6-402(4)(a); or more specifically, to review and discuss the proposed Jennings Landing annexation agreement. All in favor, motion carried.

The Mayor recessed the regular meeting at 7:19 p.m. and convened the Executive Session a short time later.

At 7:40 p.m., the Mayor reconvened the Regular Meeting and announced that the Executive Session had been concluded. He stated that in addition to himself, the participants in the Executive Session were Councilmembers Kay Carlquist, Robert Jurca, Mary Cooper and Jim Berger, along with City Manager Lanny Sloan, Assistant City Manager Steve Glammeyer, Community Development Director Glen Black, and City Clerk Mary Lynn Williams. For the record, the Mayor asked any person participating in the Executive Session who believed that any substantial discussion of any matters not included in the motion to go into Executive Session occurred during the Executive Session in violation of the Open Meetings Law, to state his or her concerns for the record. No concerns were stated.

The meeting was immediately adjourned.